

WI-86  
Townsend's Situation  
Nanticoke  
Private

c. 1860

Standing on land known as "Townsend's Situation," the mid nineteenth century two-story, side hall/parlor farmhouse was erected on a ridge of land east of Roaring Point. Estimated to date around 1860, the two-story, three-bay main block is distinguished by a low pitched hip roof and an elaborate entrance surround with featuring a bold bracketed cornice. Heavy crown moldings also accent the six-over-six sash windows, and pilasters define the principal corners of the house as well as a two-story wing that extends to the south. While an interior brick chimney serves the main block, the south wing was designed with a large exterior brick stack finished with a corbelled base. The kitchen is located in a single-story addition that extends to the rear. Although the house does not reflect obvious references of the Greek Revival style, the exterior features many architectural elements that point to mid nineteenth century neoclassical influence. The wide corner pilasters, the classically inspired entrance, and the low pitched hip roof are particularly distinctive elements of Greek Revival taste repeated in other buildings across the lower Eastern Shore.

The early land history of this property dates to a 1679 patent of 306 acres to Benjamin Townsend, and the land remained in Townsend family hands until the late years of the eighteenth century. By the second quarter of the nineteenth century the several hundred acre tract had been partitioned into smaller parcels that were gradually

purchased by members of the Willing family between the 1830s and the 1860s. In 1877 the delineators of the Lake, Griffing, and Stevenson atlas indicated a Captain J. Willing resided on the property. The property remained in Willing family hands until the early 1960s.

## MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Townsend's Situation

MHT INVENTORY NUMBER: WI-86

## MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s): Architecture

2. Geographic Orientation: Eastern Shore

3. Chronological/Development Period(s): Agricultural-Industrial Transition  
1815-1870

4. Resource Type(s): Single-family dwelling

**Maryland Historical Trust**  
**State Historic Sites Inventory Form**

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. WI-86

Magi No.

DOE ☐ yes ☐ no

**1. Name** (indicate preferred name)

historic Townsend's Situation

and/or common Cox Farm

**2. Location**

street & number 20435 Nanticoke Road ☐ not for publication

city, town Nanticoke ☐ vicinity of congressional district First

state Maryland county Wicomico

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property** (give names and mailing addresses of all owners)

name Mrs. Clarence W. Cox

street & number 20435 Nanticoke Road telephone no.:

city, town Nanticoke state and zip code Maryland 21840

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 63, Parcel 117  
liber 688

street & number Wicomico County Courthouse folio 61

city, town Salisbury state MD 21801

**6. Representation in Existing** Historical Surveys

title Maryland Inventory of Historic Properties

date 1970 ☐ federal ☒ state ☐ county ☐ local

pository for survey records Maryland Historical Trust

city, town Crownsville state MD 21032

## 7. Description

Survey No. WI-86

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The two-story, side hall/parlor frame house that stands on the land known as Townsend's Situation is located at the end of a dirt farm lane on the south side of the village of Nanticoke, Wicomico County, Maryland. The 84-acre farm is bounded by MD Route 394 on its west side with the house centrally positioned on the property. The house has a western exposure and is oriented on a north/south axis.

Estimated to date to the mid nineteenth century, c. 1850-1860, the two-story, side hall/parlor, hip roofed main block is extended to the south by a contemporaneous two-story wing. Attached to the back is a single-story kitchen wing. The house is supported on a low brick foundation, and it is sheathed with plain weatherboards. Wide board pilasters trim the corners of the main block as well as the adjacent two-story wing. The various roof slopes are covered with asphalt shingles.

The west (main) facade of the side hall/parlor section is three bays across with the entrance located in the south bay. A boldly molded four-panel front door is flanked by three-light sidelights and a four light transom, which are framed by a classical surround. The entablature has a bold cornice underpinned with brackets as well as dentils. The adjacent bays are filled with six-over-six sash windows that feature a molded lintel. Aluminum shutters have been nailed to each side of the window openings, and old shutter hardware remains in place. The second floor is lighted by three six-over-six sash windows flanked by aluminum shutters as well. The base to the hip roof has a wide eave enclosed with a boxed cornice. Mid nineteenth century moldings trim the cornice.

The north end wall is marked by a pair of six-over-six sash windows on each floor, and the windows have molded lintels. A interior brick chimney pierces the roofline between the pairs of window openings. The south end wall of the main block is fully covered by the two-story, two-bay by one-room wing, which is served by an exterior common bond brick chimney stack featuring a corbelled base. Six-over-six sash windows flank the chimney stack on each floor. The edge to the roof is finished with an extended eave with short returns at the base.

The east (rear) wall of the main block is three bays across with an rear door fixed in the southern bay. Six-over-six sash windows fill the other bays on the first and second floors. Attached to the east side of the two-story south wing is single story kitchen wing, which is served by an exterior, gable end brick chimney. A screened-in porch shelters the south side of the kitchen wing, and a shed addition stretches across the north side.

The interior was not seen.

## 8. Significance

Survey No. WI-86

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

### Specific dates

### Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Standing on land known as "Townsend's Situation," the mid nineteenth century two-story, side hall/parlor farmhouse was erected on a ridge of land east of Roaring Point. Estimated to date around 1860, the two-story, three-bay main block is distinguished by a low pitched hip roof and an elaborate entrance surround with featuring a bold bracketed cornice. Heavy crown moldings also accent the six-over-six sash windows, and pilasters define the principal corners of the house as well as a two-story wing that extends to the south. While an interior brick chimney serves the main block, the south wing was designed with a large exterior brick stack finished with a corbelled base. The kitchen is located in a single-story addition that extends to the rear. Although the house does not reflect obvious references of the Greek Revival style, the exterior features many architectural elements that point to mid nineteenth century neoclassical influence. The wide corner pilasters, the classically inspired entrance, and the low pitched hip roof are particularly distinctive elements of Greek Revival taste repeated in other buildings across the lower Eastern Shore.

The early land history of this property dates to a 1679 patent of 306 acres to Benjamin Townsend, and the land remained in Townsend family hands until the late years of the eighteenth century.(1) By the second quarter of the nineteenth century the several hundred acre tract had been partitioned into smaller parcels that were gradually purchased by members of the Willing family between the 1830s and the 1860s.(2) In 1877 the delineators of the Lake, Griffing, and Stevenson atlas indicated a Captain J. Willing resided on the property.(3) The property remained in Willing family hands until the early 1960s.(4)

### Footnotes

1 Ruth T. Dryden, *Land Records of Wicomico County, Maryland 1666-1810*, Family Line Publications, Westminster, Maryland. p. 406.

2 Somerset County Land Records, GH 7/297, 3/31/1834; and LW 10/462, 7/12/1867.

(Continued)

Survey No. WI-86

## PS-2746

## 8.1 SIGNIFICANCE

Townsend's Situation, WI-86

Nanticoke

Footnotes continued

3 John L. Graham, ed. The 1877 Atlases and other Early Maps of the Eastern Shore of Maryland, 1976, Tyaskin Election District, p. 12

4 Wicomico County Land Record, 538/266, 3/16/1962, Wicomico County Courthouse.



WI-86  
Townsend's Situation  
Nanticoke  
Chain of title

Map 63, Parcel 117

688/61

William M. Rencher  
Curtis W. Insley  
Harold B. Kennerly, Jr.  
Partners trading as "Riverview Farms"

to

3/17/1969

Clarence W. Cox  
Catherine Cox

JWTS 538/271

William M. Rencher, et al.

to

4/6/1962

William M. Rencher  
Curtis W. Insley  
Harold B. Kennerly, Jr.

Parcel 1: 80 acres  
Parcel 2: 4 acres

WI-86  
Townsend's Situation  
Nanticoke  
Chain of title continued

Page 2

538/266

William Harrison Willing, Jr.  
Barbara S. Willing

to

3/16/1962

Curtis W. Insley  
Jeanette R. Insley

and

William M. Rencher  
Louise A. Rencher

½ undivided interests

The properties above described are in all respects a part of the same land which was conveyed unto John W. Willing by two deeds:

1. from Thomas J. Willing, 8/22/1890, FMS 7/247
2. from William J. Lancaster, 7/12/1867, Somerset County Land Records, LW 10/462
3. an undivided ½ interest conveyed by deed from Jesse M. Jones, Sheriff, 9/7/1892, JTT 9/208
4. the remaining undivided half-interest conveyed by the following two deeds:
  - a. from William Young, SPT 2/412, 9/22/1877
  - b. from Samuel Cox, SPT 7/60, 12/18/1884

which property, upon the death of the said John W.

WI-86  
Townsend's Situation  
Nanticoke  
Chain of title continued

Page 3

Willing, intestate in 1909, descended to Georgianna Willing, his wife and W. Harrison Willing (also known as John W. Harrison Willing) Lena Willing Mayo, Cecie Willing and Oralee Willing, his children; the title to the said property became vested in the said W. Harrison Willing as follows: Georgianna Willing died intestate about the year 1940, Cecie Willing died in or about 1930, Lena Willing died intestate in or about 1946, and Ora Lee Willing died intestate in or about 1955, and Ethel Willing Mayo died intestate in or about 1949 or 1950, and her husband William L. Mayo conveyed her interest in said property to W. Harrison Willing and Ora Willing, 10/2/1952, JWTS 343/204, the said Ora Willing having died as aforesaid in 1955, whereby her estate in said property descended unto the said W. Harrison Willing and which upon the death of said W. Harrison Willing, descended unto William Harrison Willing, Jr., Virginia W. Elliott, and Kathleen V. Willing, his children

FMS 7/247

Thomas J. Willing  
Sarah R. Willing, Lancaster County, Virginia

to

8/22/1890

John W. Willing, Wicomico County, Maryland

\$2,300 a farm, it being a tract or parcel of land and the improvements thereon situated lying and being at Nanticoke Point....on the East side of the county road leading from Jones M. E. Church to Stump Point and adjoining the lands of John W. Willing on the South, the

WI-86  
Townsend's Situation  
Nanticoke  
Chain of title continued

Page 4

lands of William P. Crosby and John Turner  
deceas'd on the east and on the north by the  
road leading from William P. Crosby's farm  
to the said County road and containing 60  
acres more or less called  
Townsend's Situation

It being the same land that was sold at  
Sheriff's sale by James M. Jones, Sheriff  
on the 31st day of May 1890 by virtue of  
three writs fieri fascias issued out of the  
Circuit Court for Wicomico County against  
the lands and tenements of James R. Willing  
on the 9th day of June 1890 and purchased  
by the said Thomas J. Willing, 6/6/1890

6/294

James M. Jones, Sheriff

to

6/6/1890

Thomas J. Willing, Carter's Creek, Lancaster Co., Va.

60 acres Townsends Situation

SPT 2/412

William Young

to

9/22/1879

John W. Willing  
James R. Willing

4 acre parcel with house--part of Townsend's

WI-86  
Townsend's Situation  
Nanticoke  
Chain of title continued

Page 5

Situation--it being the lot or parcel of ground that I  
the said William Young obtained from Abel T.  
Dickenson on 26 February 1858, WP 2/480

Somerset County Land Record

LW 10/462

William J. Langrall

to

7/12/1867

James K. Willing

\$1,825.00 Nanticoke Point....west side by the County  
Road leading from Tyaskin to the end of  
Point, on the South by the lands of John  
W. Willing and William Young on the  
East by the lands of John Turner on the  
North by the lands of Robert Evans,  
Washington Elsey, and John Elsey

Townsend's Situation

WI-86  
Townsend's Situation  
Nanticoke  
Chain of title continued

Page 6

LW 10/60

John F. Jester  
Annie M. Jester

to

9/6/1866

John W. Willing

\$1,500 land laid off by Somerset Commissioners of  
the Circuit Court out of the real estate of  
William J. L. Willing deceased as and for  
the dower of said Anne M. Jester then  
Annie M. Willing

20 acres

GH 7/297

John Insley, Sr.

to

3/31/1834

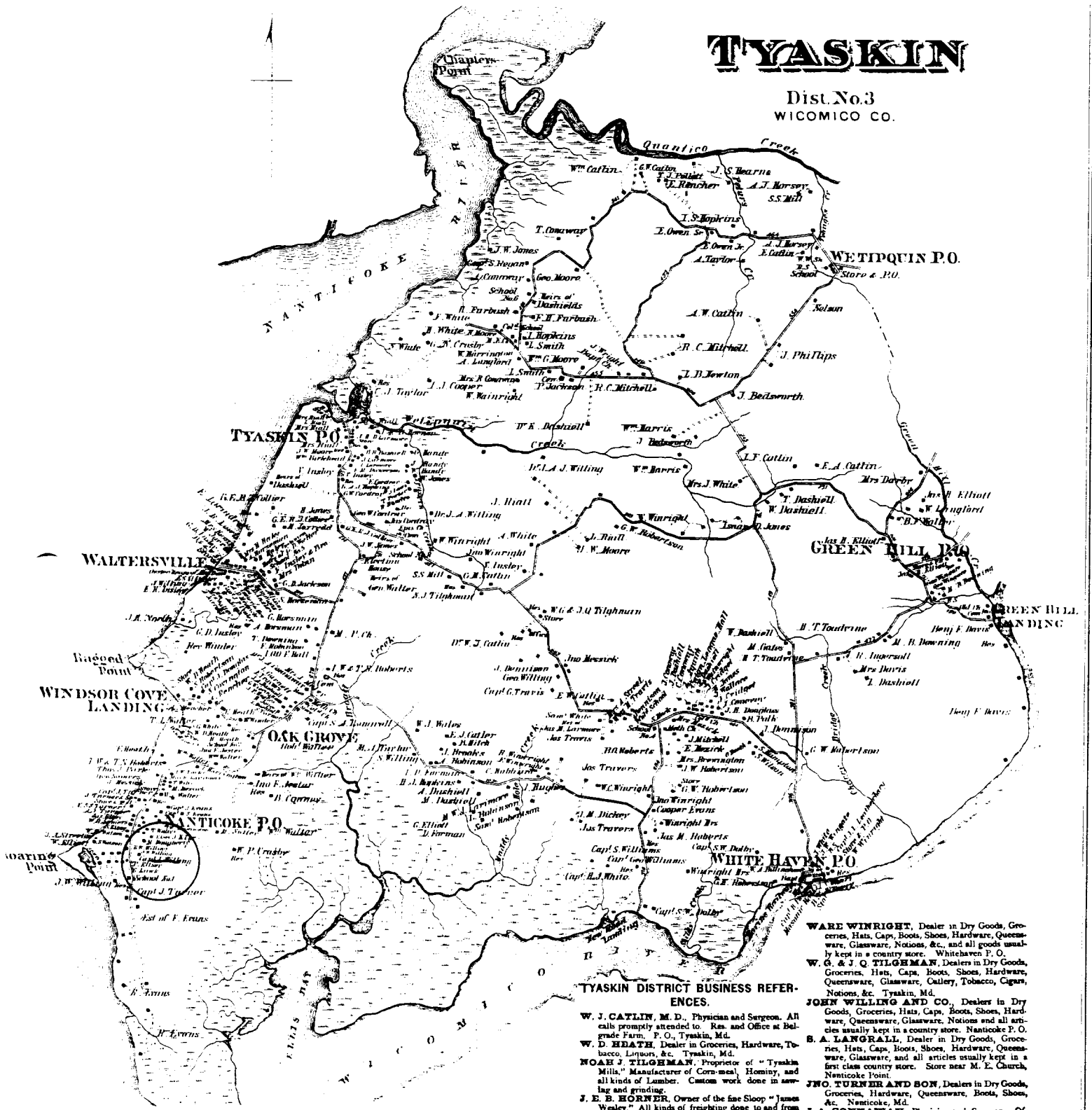
James Willing and his brother William Willing

\$800. in the neighborhood of Nanticoke Point  
situated between the farm of Capt. John  
Turner Sr. and the farm formerly belonging  
to Capt. Josiah Hughes it being part of a  
tract of land called Hartford or  
Townsend's Situation

71 1/4 acres

# TYASKIN

Dist. No. 3  
WICOMICO CO.



**WARE WINRIGHT**, Dealer in Dry Goods, Groceries, Hats, Caps, Boots, Shoes, Hardware, Queensware, Glassware, Notions, &c., and all goods usually kept in a country store. Whitehaven P. O.

**W. G. & J. Q. TILGHMAN**, Dealers in Dry Goods, Groceries, Hats, Caps, Boots, Shoes, Hardware, Queensware, Glassware, Caltory, Tobacco, Cigars, Notions, &c. Tyaskin, Md.

**JOHN WILLING AND CO.**, Dealers in Dry Goods, Groceries, Hats, Caps, Boots, Shoes, Hardware, Queensware, Glassware, Notions, and all articles usually kept in a country store. Nanticoke P. O.

**B. A. LANGRISH**, Dealer in Dry Goods, Groceries, Hats, Caps, Boots, Shoes, Hardware, Queensware, Glassware, and all articles usually kept in a first class country store. Store near M. E. Church, Nanticoke Point.

**JNO. TURNER AND SON**, Dealers in Dry Goods, Groceries, Hardware, Queensware, Boots, Shoes, &c. Nanticoke, Md.

## TYASKIN DISTRICT BUSINESS REFERENCES.

**W. J. CATLIN, M. D.**, Physician and Surgeon. All calls promptly attended to. Res. and Office at Belgrade Farm, P. O., Tyaskin, Md.

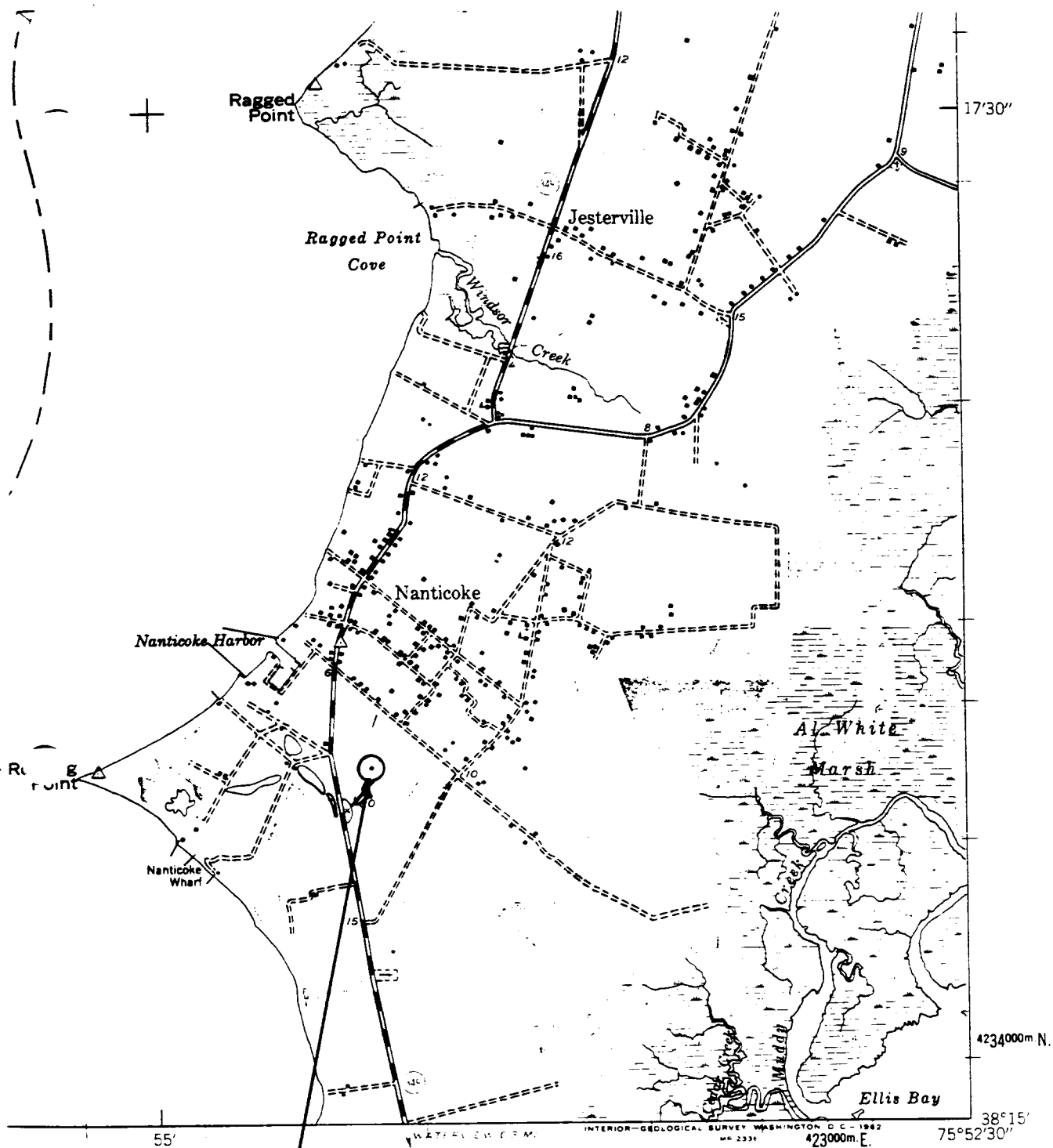
**W. D. HEATH**, Dealer in Groceries, Hardware, Tobacco, Liquors, &c. Tyaskin, Md.

**NOAH J. TILGHMAN**, Proprietor of "Tyaskin Mills," Manufacturer of Corn-meal, Hominy, and all kinds of Lumber. Custom work done in sawing and grinding.

**J. E. B. HORNER**, Owner of the fine Sloop "James Wesley." All kinds of freighting done to and from any point on the "Chesapeake Bay," or its tributaries. Especial Attention to the purchase and freighting of Oysters. Res. and P. O., Tyaskin, Md.

**J. W. WINGATE**, Dealer in Dry Goods, Groceries, Hats, Caps, Hardware, Queensware, Glassware, Ready-made clothing, Confectionery, Wines, Whiskies, Brandies and Rum, and all articles usually kept in a first class country store, at Whitehaven.

WI-86  
Townsend's Situation



#### ROAD CLASSIFICATION

Medium-duty ——— Light-duty ———  
 Unimproved dirt .....  
 State Route

**NANTICOKE, MD.**  
 1/4 NANTICOKE 15' QUADRANGLE  
 N3815-W7552.5/7.5

1942

WI-86  
 Townsend's Situation  
 (Cox House)

Nanticoke, Maryland Quadrangle  
 1942





$$W_1 - 8t$$



W1-36

TOWNSEND'S SITUATION

NANTUCKET, WICOMICO CO., MD.

ENTRANCE - WEST WARD

9/92, PAUL TOWNSEND, PITTSBURGH

NEL. 1/1890. HISTORICAL TRUST



WI-86

Townsend's Situation

NANTUCKET, Massachusetts, 1912.

SOUTHWEST 210° 00' - 100'

5/10, 1912, Town. Townsend's

N.E. / 100 100 100 100 100 100